

20.10.020 Establishment of land use districts.

Land use districts in the City are hereby established as follows:

| District | Designation |
|--|--------------|
| Single-Family Residential Estate | R-1 |
| | R-1.8 |
| Single-Family Residential | R-2.5 |
| | R-3.5 |
| | R-4 |
| | R-5 |
| | R-7.5* |
| Multifamily Residential | R-10 |
| | R-15 |
| | R-20 |
| | R-30 |
| Professional Office | PO |
| Office | O |
| Office and Limited Business | OLB |
| <u>Office and Limited Business 2</u> | <u>OLB 2</u> |
| Office and Limited Business-Open Space | OLB-OS |
| Light Industrial | LI |

| | |
|--|---------------|
| General Commercial | GC |
| Neighborhood Business | NB |
| <u>Neighborhood Mixed Use</u> | <u>NMU</u> |
| Community Business | CB |
| <u>Eastgate Transit Oriented Development</u> | <u>EG-TOD</u> |
| Downtown | |
| Office District 1 | DNTN-O-1 |
| Office District 2 | DNTN-O-2 |
| Multiple Use District | DNTN-MU |
| Residential District | DNTN-R |
| Old Bellevue District | DNTN-OB |
| Office and Limited Business District | DNTN-OLB |
| Evergreen Highlands Design District | EH |
| Performance Area A | EH-A |
| Performance Area B | EH-B |
| Performance Area C | EH-C |
| Performance Area D | EH-D |
| Factoria Land Use District 1 | F1 |
| Factoria Land Use District 2 | F2 |

| | |
|---------------------------------------|--------------|
| Factoria Land Use District 3 | F3 |
| Medical Institution District | MI |
| Bel-Red | |
| Bel-Red-Medical Office | Bel-Red-MO |
| Bel-Red-Medical Office Node | Bel-Red-MO-1 |
| Bel-Red Office/Residential | BR-OR |
| Bel-Red-Office/Residential Node 1 | Bel-Red-OR-1 |
| Bel-Red-Office/Residential Node 2 | Bel-Red-OR-2 |
| Bel-Red-Residential/Commercial Node 1 | Bel-Red-RC-1 |
| Bel-Red-Residential/Commercial Node 2 | Bel-Red-RC-2 |
| Bel-Red-Residential/Commercial | Bel-Red-RC-3 |
| Bel-Red-Commercial/Residential | Bel-Red-CR |
| Bel-Red-Residential | Bel-Red-R |
| Bel-Red-General Commercial | Bel-Red-GC |
| Bel-Red-Office/Residential Transition | Bel-Red-ORT |
| Camp and Conference Center | CCC |

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20.10.285 Office Limited Business District 2 (OLB 2)

The purpose of the OLB 2 District is to provide an area of integrated complexes made up of offices, hotels, or motels, eating and drinking establishments, and retail sales within walking distance to support business and employees. The OLB 2 District has greater intensity and a larger mix of uses than the OLB District. Such districts are located in areas that abut and have convenient access to freeways, major highways, and transit.

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20.10.350 Neighborhood Mixed Use District (NMU)

The purpose of the NMU District is to provide an area with a mix of retail, service, office and residential uses with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby neighborhoods and is easily accessible from the nearby office and residential uses.

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20.10.365 Transit Oriented Development District (TOD)

The purpose of the TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service.

Chart 20.10.440

Uses in land use districts

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| Manufacturing – Nonresidential Districts |
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| STD LAND USE CODE REF | | Profes- sional Office | Offic e | Office/ Limite d Busine ss | Office/ Limited Business <u>2</u> | Light Industry | General Com- mercial | Neighbor- hood Business | Neighb or- hood Mixed Use | Com- munity Busines s | Fac- toria Land Use Distri ct 1 | Fac- toria Land Use Distri ct 2 | Fac- toria Land Use Distri ct 3 |
|-----------------------------------|---|-----------------------------|------------|-------------------------------------|--|-------------------|----------------------------|-------------------------------|---------------------------------------|--------------------------------|--|--|--|
| | LAND USE CLASSI- FICATION | PO | O | OLB | <u>OLB 2</u> | LI | GC | NB | <u>NMU</u> | CB | F1 | F2 | F3 |
| 2 and 3 | Manufacturi ng (1,4) | | | | | | | | | | | | |
| 21 | Food and Beverage Products Mfg. | | | | <u>P 6</u> | P 5 | S 5 | S | <u>P6</u> | S | S | | |
| 22 | Textile Products Mfg. | | | | | P | | | | | | | |
| 23 | Apparel, Fabric, Accessories and Leather Goods Mfg. | | | | | P | S | | | S | S | | |
| 24 | Lumber and Wood Products Mfg. | | | | | S | S | | | S | S | | |
| 25 | Furniture and Fixtures Mfg. | | | | | P | S | | | S | S | | |
| 26 | Paper Products Mfg. | | | | | S 2 | | | | | | | |
| 27 | Printing, Publishing and Allied Industries | | | | | P | P | | | S | S | | |
| 28 | Chemicals and Related | | | | | S 3 | | | | | | | |

| | | | | | | | | | | | | | |
|--------------------------------------|--|--|--|--|--|---|---|--|------------|---|---|--|--|
| | Products Mfg. | | | | | | | | | | | | |
| 31 | Rubber Products Mfg. | | | | | C | | | | | | | |
| 314 | Misc. Plastic Products Mfg. | | | | | P | P | | | S | S | | |
| 321 322 324 325 327 | Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving | | | | | P | P | | | S | S | | |
| 329 | Handcrafted Products Mfg. | | | | | P | P | | <u>P 7</u> | P | P | | |
| 3427 | Computers, Office Machines and Equipment Mfg. | | | | | P | P | | | | | | |
| 3433 3434 3435 3436 3437 | Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and | | | | | P | S | | | S | S | | |

| | | | | | | | | | | | | | |
|--------------------------------------|---|---|---|---|------------|---|---|--|--|---|---|---|---|
| | Component Parts | | | | | | | | | | | | |
| 3491 3492 3493 3495 3497 | Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating | | | | | P | S | | | S | S | | |
| 35 | Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software | P | P | P | <u>P 7</u> | P | S | | | S | S | P | P |
| 3997 | Signs and Advertising Display Mfg. | | | | | P | S | | | S | S | | |
| 3999 | Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified | | | | | P | S | | | S | S | | |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Notes: Uses in land use districts – Manufacturing

- (1) Manufacturing uses exclude concrete batch plants and primary metal industries such as foundries, smelters, blast furnaces and rolling mills.
- (2) Paper products manufacturing excludes paper and pulp manufacturing in LI Districts.
- (3) Manufacture of flammable, dangerous or explosive materials is excluded in ~~LI~~ all Land Use Districts.
- (4) An office is permitted if accessory and subordinate to a manufacturing use.
- (5) Food and beverage public tasting rooms are permitted only as a subordinate use to the manufacturing use.
- (6) Permitted only when combined with an eating and drinking establishment which constitutes a majority of the use.
- (7) Permitted only when combined with a retail store which constitutes a majority of the use.

Chart 20.10.440

Uses in land use districts

Recreation-Residential Districts

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Chart 20.10.440

Uses in land use districts

| STD LAND USE CODE REF | | Recreation – Nonresidential Districts | | | | Light Indus- try | Gener- al Com- mercia l | Neighbor- hood Business | <u>Neighbor- hood Mixed Use</u> | Com- munity Busines s | Factori- a Land Use Distric t 1 | Factori- a Land Use Distric t 2 | Factori- a Land Use Distric t 3 |
|--|---|--|--------|-------------------------------------|--|------------------------|-------------------------------------|-------------------------------|---|--------------------------------|---|---|---|
| | | Profes- sional Office | Office | Office/ Limite d Busine ss | <u>Offic e/ Limi ted Busi ness 2</u> | | | | | | | | |
| | LAND USE CLASSIFICATION | PO | O | OLB | <u>OLB 2</u> | LI | GC | NB | <u>NMU</u> | CB | F1 | F2 | F3 |
| 7 | Cultural Entertainment and Recreation | | | | | | | | | | | | |
| 711 | Library, Museum | P | P | P | <u>P</u> | | | | <u>P</u> | P | P | P | P |
| 711 3 | Art Gallery | P | P | P | <u>P</u> | | | | <u>P</u> | P | P | P | P |
| 712 | Nature Exhibitions: Aquariums, Botanical Gardens and Zoos | C | C | C | | C | C | | | C | C | C | C |
| 721 2 721 4 722 2 723 1 723 2 | Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities | | | P | <u>A 8</u> | | | | <u>A 8</u> | P | P | P | P |
| 721 2 721 4 721 8 | Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs | | | P | <u>A</u> | | | | <u>A</u> | P | P | P | P |

| | | | | | | | | | | | | | |
|--|--|---|-----|---|------------|-----|-----|-----|------------|---|---|---|---|
| 721 3 | Drive-In Theaters | | | | | C | C | | | C | C | | |
| | Adult Theaters (7) | | | P | <u>P</u> | | | | | P | P | P | P |
| 722 3 73 | Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks | | | | | | C | | <u>A 8</u> | C | C | | |
| 73 | Commercial Amusements: Video Arcades, Electronic Games | | | | <u>P</u> | | A | | <u>P</u> | A | A | | |
| 741 1 741 3 742 2 742 3 742 4 744 1 744 9 | Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2,11) | C | C | C | <u>A 8</u> | | C | C | <u>A 8</u> | C | C | C | C |
| 744 | Marinas, Yacht Clubs | | | | | | | | | | | | |
| 741 3 741 4 741 5 741 7 | Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction | | C 3 | C | <u>A 9</u> | P 3 | P 3 | A 9 | <u>A 9</u> | P | P | C | C |

| | | | | | | | | | | | | | |
|----------------------|--|----------|----------|----------|---|----------|----------|----------|----------|----------|----------|----------|----------|
| 742 5 | | | | | | | | | | | | | |
| 749 1 751 5 | Camping Sites and Hunting Clubs | C | C | C | | C | C | C | | C | C | C | C |
| 76 | Private Leisure and Open Space Areas Excluding Recreation Activities Above | P | P | P | | P | P | P | | P | P | P | P |
| | Public/Private Park | P | P | P | | P | P | P | | P | P | P | P |
| | Stables and Riding Academies | | | | | | | | | | | | |
| | Boarding or Commercial Kennels | | | | | | | | | | | | |
| - | City Park | P/C (10) | P/C (10) | P/C (10) | P | P/C (10) | P/C (10) | P/C (10) | P/A (12) | P/C (10) | P/C (10) | P/C (10) | P/C (10) |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Notes: Uses in land use districts – Recreation

(1) Cultural activities include only branch libraries in R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20 and R-30 Districts.

(2) For carnivals, see LUC 20.20.160.

(3) Recreation activities do not include athletic clubs in O, LI and GC Districts.

(4) Limited to a maximum of 2,000 gross square feet per establishment.

~~(5) Nonresidential uses are permitted in Downtown R Districts only when developed in a building which contains residential uses.~~

(6) Excludes zoos.

(7) Adult theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.

(8) ~~Athletic and health clubs are permitted without administrative conditional use approval if subordinate to a permitted use.~~ Public assembly uses in this land use district shall not exceed 20,000 square feet.

(9) Recreation activities are restricted to health clubs, recreation instruction, and gymnasiums, ~~in NB Districts and the total floor area for all combined recreation activity uses may not exceed 5,000 square feet per NB site, and an administrative conditional use is not required for these uses when less than 8,000 square feet.~~

(10) City parks are generally permitted in all zones. However, the following types of uses or facilities in City parks in single-family or R-10 zones require conditional use approval: lighted sports and play fields, sports and play fields with amplified sound, community recreation centers, motorized boat ramps, and beach parks on Lake Washington, Lake Sammamish, Phantom Lake and Larson Lake. Nonrecreation uses in City parks in all zones outside the Downtown require conditional use approval, except that the permit requirements for wireless communication facilities shall be as set forth in LUC 20.20.195. For purposes of this requirement, "nonrecreation use" means a commercial, social service or residential use located on park property but not functionally related to City park programs and activities.

(11) See LUC 20.20.190 for additional regulations.

(12) Outdoor recreation facilities that include lighted sports and play fields or sports and play fields with amplified sound require administrative conditional use approval.

Chart 20.10.440

Uses in land use districts

Residential – Residential Districts

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Chart 20.10.440

Uses in land use districts

| STD LAN D USE CO | | Residential - Nonresidential Districts | | | | Light Indu s-try | Gener al Comm ercial | Neighb orhoo d Busine ss | <u>Neighb orhoo d Mixed Use</u> | Com- munit y Busin ess | Factor ia Land Use Distric t 1 | Factor ia Land Use Distric t 2 | Factor ia Land Use Distric t 3 |
|------------------------------|--|---|------------|--|---|------------------------|-------------------------------|--------------------------------------|---|------------------------------------|---|---|---|
| | | Profe s- siona l Offic e | Offi ce | Office/ Limite d Busine ss | <u>Office/ Limite d Busine ss 2</u> | | | | | | | | |

| DE REF | LAND USE CLASSIFICATION | PO | O | OLB | <u>OLB 2</u> | LI | GC | NB | <u>NMU</u> | CB | F1 | F2 | F3 |
|-----------|---|------|-----|-----|--------------|----|----|-----|------------|-----|----|----|----|
| 1 | Residential | | | | | | | | | | | | |
| | Single-Family Dwelling (3) | P 15 | P 1 | S | | S | S | P 8 | | S | S | S | S |
| | Two to Four Dwelling Units Per Structure (6) | | P 1 | P | <u>P</u> | | | P 8 | <u>P 8</u> | P 6 | P | P | P |
| | Five or More Dwelling Units Per Structure (6) | | P 1 | P | <u>P</u> | | | P 8 | <u>P 8</u> | P 6 | P | P | P |
| 12 | Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities (16) | | | | <u>P</u> | | | | <u>C</u> | C | C | | |
| | Rooming House (17) | | | P | <u>P</u> | | | | <u>P</u> | P | P | P | P |
| | Senior Citizen Dwellings (4,7) | P | P | P | <u>P</u> | | | P 8 | <u>P 8</u> | P | P | P | P |
| 13 15 | Hotels and Motels <u>Transient Lodging</u> | | | P | <u>P</u> | | | | <u>P</u> | C | C | P | P |
| | Congregate Care Senior Housing (4,7,16) | P | P | P | <u>P</u> | | | P | <u>P</u> | P | P | P | P |
| 651 6 | Nursing Home (7,16) | C | P | P | | | | C | | P | P | P | P |
| | Assisted Living (4,7) | C | P | C | <u>P</u> | | | C | <u>P</u> | P | P | C | C |
| | Accessory Dwelling Unit (9) | S | S | S | | S | S | S | | S | S | S | S |

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Notes: Uses in land use districts – Residential

- (1) No more than 50 percent of the gross floor area of the structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses.
- (2) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.
- (3) A boardinghouse or bed and breakfast is permitted in a single-family dwelling, provided the requirements of LUC 20.20.140 are met.
- (4) ~~An agreement must be recorded with the King County Department of Records and Elections restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain in perpetuity as senior housing.~~ An agreement must be recorded with the King County Department of Records and Elections and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project.
- (5) Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities.
- (6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street may be allowed through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that are consistent with the vision of Comprehensive Plan Policies S-CR-79 and S-CR-81 regarding the creation of mixed-use developments with pedestrian connections, park connections where appropriate, and public open space. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.
- (7) In Planning Districts A and B of the Crossroads Subarea and in Planning District E of the Crossroads Subarea north of NE 8th Street, existing legal nonconforming multifamily uses can be converted to senior citizen housing, congregate care senior housing, assisted living or nursing homes. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.
- (8) These residential uses are permitted in NB and NMU Districts only if located on the second floor and above the permitted ground floor nonresidential uses.
- (9) Accessory dwelling units are permitted only as subordinate to single-family dwellings and are subject to the provisions of LUC 20.20.120.
- (10) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.
- (11) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.
- (12) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.
- (13) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.
- (14) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.
- (15) One single-family dwelling unit, occupying no more than 25 percent of the floor area of the structure, is permitted in the PO District.
- (16) See LUC 20.20.190 for additional regulations.

(17) See LUC 20.20.700 for general development requirements for rooming house.

Chart 20.10.440

Uses in land use districts

Resources – Residential Districts

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Chart 20.10.440

Uses in land use districts

| STD LAND USE CODE REF | | Resources – Nonresidential District | | | | | | | | | | | |
|-----------------------------------|--|-------------------------------------|--------|--------------------------------|---|------------------------|----------------------------|-------------------------------|--|---------------------------------|---|---|---|
| | | Profes- sional Office | Office | Office/ Limited Business | <u>Office/ Limited Business 2</u> | Light Indus- try | General Commer- cial | Neighbor- hood Business | <u>Neighbo rhood Mixed Use</u> | Com- munity Busine- ss | Facto- ria Land Use Distri- ct 1 | Factor- ia Land Use Distric- t 2 | Factor- ia Land Use Distric- t 3 |
| | LAND USE CLASSIFICATION | PO | O | OLB | <u>OLB 2</u> | LI | GC | NB | <u>NMU</u> | CB | F1 | F2 | F3 |
| 8 | Resource Production (Minerals, Plants, Animals Including Pets and Related Services) | | | | | | | | | | | | |
| 81 | Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs | P 1 | P 1 | P 1 | | P 1 | P 1 | P 1 | <u>P 1</u> | P 1 | P 1 | P 1 | P 1 |
| | Marijuana Production | | | | | A 6 | | | | | | | |
| 819 2 | Other Horticultural Specialties: Medical Cannabis Collective Gardens (4) | | | | | | | | | | | | |
| 821 | Agricultural Processing | | | | | P 2 | | | | | | | |
| | Marijuana Processing | | | | | A 6 | | | | | | | |

| | | | | | | | | | | | | | |
|----------|---|---|---|---|------------|---|---|-----|------------|---|---|---|---|
| 822 1 | Veterinary Clinic and Hospital (5) | P | P | | <u>P 7</u> | P | P | P 3 | <u>P 7</u> | P | P | | |
| 822 2 | Poultry Hatcheries | | | | | P | P | | | | | | |
| 83 | Forestry, Tree Farms and Timber Production | C | C | C | | C | C | C | | C | C | C | C |
| 842 1 | Fish Hatcheries | | | | | P | | | | | | | |
| 85 | Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction | C | C | C | | C | C | C | | C | C | C | C |

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Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Notes: Uses in land use districts – Resources

- (1) In the R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, R-30, NB, PO, O, OLB, F1, F2, F3, LI, GC and CB Districts agriculture is limited to the production of food and fiber crops.
- (2) Agriculture processing excludes grain mill products manufacturing and slaughtering in LI Districts.
- (3) Veterinary clinics and hospitals are limited to 5,000 square feet per use in NB Districts.
- (4) Medical cannabis collective gardens are prohibited in Bellevue. See LUC 20.20.535 for general requirements applicable to marijuana uses.
- (5) See LUC 20.20.130.E for additional regulations.
- (6) See LUC 20.20.535 for general development requirements for marijuana uses.

(7) Boarding and commercial kennels are permitted as a subordinate use to a veterinary clinic / hospital, veterinary clinic / hospital and kennel hours shall only be open to the public between 7 a.m. and 10 p.m.

Chart 20.10.440

Uses in land use districts

Attachment A.3

Services – Residential Districts

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Chart 20.10.440

Uses in land use districts

| STD LAND USE CODE REF | | Services – Nonresidential Districts | | | | | | | | | | | |
|-----------------------------------|---|--|--------|--------------------------------|---|-----------------------|----------------------------|--|---|----------------------------|--|--|--|
| | | Profes- sional Office | Office | Office/ Limited Business | <u>Office/ Limited Business 2</u> | Light Indust ry | General Com- mercial | Neigh Bor- hood Busi- ness | <u>Neigh- bor- hood Mixed Use</u> | Com- munity Business | Factoria Land Use District 1 | Factoria Land Use District 2 | Factoria Land Use District 3 |
| | LAND USE CLASSIFICATION | PO | O | OLB | <u>OLB 2</u> | LI | GC | NB (16) | <u>NMU</u> | CB | F1 | F2 | F3 |
| 6 | Services | | | | | | | | | | | | |
| 61 | Finance, Insurance, Real Estate Services | P | P | P | <u>P</u> | P 1 | P | P | <u>P</u> | P | P | P | P |
| 62 | Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair | | | S | <u>P</u> | P 2 | P | P | <u>P</u> | P | P | S | S |
| 6241 | Funeral and Crematory Services | C | C | C | | | | | | | | C | C |
| 6262 | Cemeteries | C | C | C | | C | C | C | | C | C | C | C |
| 629 | Child Care Services (3,4) | | | | | | | | | | | | |
| 62441 0 | Family Child Care Home in Residence 3. | P | P | P | | P | P | P | | P | P | P | P |

| | | | | | | | | | | | | | |
|--------|---|---|---|---|-------------|-----|---|------|-------------|-----|-----|---|---|
| 624410 | Child Day Care Center <u>3,4</u> | P | P | P | <u>P</u> | P | P | P | <u>P</u> | P | P | P | P |
| 63 | Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment | P | P | P | <u>P</u> | P 5 | P | P 17 | <u>P</u> | P | P | P | P |
| 634 | Building Maintenance and Pest Control Services | | | | <u>P 30</u> | P | P | | | P | P | | |
| 637 | Warehousing and Storage Services, Excluding Stockyards | | | | | P | P | | | S | S | | |
| 639 | Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools | | | S | | P 6 | P | A 18 | <u>P</u> | P 7 | P 7 | S | S |
| 641 | Auto Repair and Washing Services (26) | | | | | P | P | A 19 | <u>P</u> | P | P | | |
| 649 | Repair Services: Watch, TV, Electrical, Upholstery | | | | <u>P 30</u> | P | P | P | <u>P 30</u> | P | P | | |
| | Professional Services: Medical Clinics and Other Health Care Related Services | P | P | P | <u>P 29</u> | | P | P | <u>P 29</u> | P | P | P | P |
| | Professional Services: Other | P | P | P | <u>P</u> | P 9 | P | P | <u>P</u> | P | P | P | P |
| | Pet Grooming and Pet Daycare (28) | | | | <u>P</u> | | | | <u>P</u> | | | | |
| 6513 | Hospitals | C | C | C | | C | C | | | C | C | C | C |

| | | | | | | | | | | | | | |
|------------|--|---|---|---|----------|------|------|---|----------|---|---|---|---|
| 66 | Contract Construction Services: Building Construction, Plumbing, Paving and Landscape | | | | | P | P | | | | | | |
| 671 | Governmental Services: Executive, Legislative, Administrative and Judicial Functions | C | C | C | <u>A</u> | | | | <u>A</u> | C | C | C | C |
| 672 673 | Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops | C | C | C | <u>A</u> | C 10 | C 10 | C | <u>A</u> | C | C | C | C |
| | Limited Governmental Services: Protective Functions (21) | | | | <u>P</u> | | | | <u>P</u> | | | | |
| | Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22) | P | P | P | <u>P</u> | | P | P | <u>P</u> | P | P | P | P |
| 674 675 | Military and Correctional Institutions (27) | C | C | C | | C | C | C | | C | C | C | C |
| | Secure Community | | | | | C | C | | | | | | |

| | | | | | | | | | | | | | |
|---------|---|---|---|---|----------|-----|---|---|----------|---|---|---|---|
| | Transition Facility (23,24) | | | | | | | | | | | | |
| 681 | Education: Primary and Secondary (25) {27} | A | A | A | <u>A</u> | A | A | A | <u>A</u> | A | A | A | A |
| 682 | Universities and Colleges {27} | P | P | P | <u>P</u> | P | P | C | <u>P</u> | P | P | P | P |
| 683 | Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools | P | P | P | <u>P</u> | P | P | | <u>P</u> | P | P | P | P |
| 691 | Religious Activities (27) | P | P | P | <u>P</u> | P | P | C | <u>P</u> | P | P | P | P |
| 692 (A) | Professional and Labor Organizations Fraternal Lodge | C | C | P | <u>P</u> | | P | | <u>P</u> | P | P | P | P |
| 692 (B) | Social Service Providers | C | C | P | <u>P</u> | P | P | P | <u>P</u> | P | P | P | P |
| | Administrative Office – General | P | P | P | <u>P</u> | P 5 | P | P | <u>P</u> | P | P | P | P |
| | Computer Program, Data Processing and Other Computer- Related Services | P | P | P | <u>P</u> | P 5 | P | | <u>P</u> | | | P | P |
| | Research, Development and Testing Services | P | P | P | <u>P</u> | P 5 | P | | <u>P</u> | | | P | P |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Attachment A.3

Notes: Uses in land use districts – Services

- (1) Finance, insurance, real estate services are permitted only if commercially or industrially related in LI Districts.
- (2) Personal services are permitted in LI Districts only if located in a multiple function building or complex.
- (3) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.
- (4) A child care service may be located in a community facility in any land use district pursuant to LUC 20.20.170.E.
- (5) These uses are permitted in LI Districts only if located in a multiple function building or complex.
- (6) Automobile rental and leasing services require administrative conditional use approval and are subject to the decision criteria in LUC 20.20.135.
- (7) Rental services are restricted to autos and furniture in CB and F1 Districts and to truck, trailer, and tool rentals, provided the site has two street frontages.
- (8) Auto repair and washing services are permitted only if washing services are a subordinate use to a permitted or special use in Downtown-MU Districts.
- (9) Professional services are permitted in LI Districts only if located in a multiple function building or complex.
- (10) Governmental services include maintenance shops in LI and GC Districts.
- (11) Limited to a maximum of 1,500 gross square feet per establishment.
- (12) Nonresidential uses are permitted in Downtown-R Districts only if developed in a building which contains residential uses.
- (13) Drive-in facilities may be permitted through Design Review, Part 20.30F LUC, at any location in the Downtown-O-2 District, or within 200 feet of NE 4th Street or NE 8th Street in the Downtown-O-1 District; but only if all the following criteria are met:
 - (a) On-site capacity for vehicle stacking of 10 spaces for one drive-up station and 20 spaces for two or more drive-up stations must be provided.
 - (b) The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. The vehicular access will not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.
 - (c) The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.
 - (d) Landscaping or screening must be provided to mitigate any adverse effects on nearby property. Perimeter walkways and sidewalks must conform to the requirements of LUC 20.25A.060.
 - (e) Walk-up banking service, whether manned or electronically activated customer service stations, must be provided on-site during regular daytime business hours for pedestrian business when there is no interior banking service.
- (14) These uses are permitted only in Bellevue School District schools, whether under control of the School District or the City.

(a) In the review of the proposed use or uses under the Administrative Conditional Use Permit application, Part 20.30E LUC, the following criteria shall be considered:

- (i) Consistency of the proposal with the goals and policies of the Comprehensive Plan.
- (ii) Extent to which the physical environment will be modified by the proposal.
- (iii) Ability to provide on-site parking facilities to accommodate intended uses under the proposal.
- (iv) Extent of additional demand on public utilities and public services resulting from the proposal.
- (v) Noise impacts of the proposal.
- (vi) Traffic volumes and street classifications in the area of the proposal.
- (vii) Compatibility of the proposal with surrounding land uses.
- (viii) Impact of the proposal on the visual and aesthetic character of the neighborhood.

In addition, the proposed use or uses shall not be more intensive than if the school were being used as a school.

(b) A master Conditional Use Permit listing a range of permissible uses from those permitted in the land use district as listed in LUC [20.10.440](#) can be obtained for the entire school by using the conditional use process, Part 20.30B or Part 20.30C LUC. Uses listed in the permit shall be permitted outright and uses not listed but permitted as conditional uses shall obtain a Conditional Use Permit.

(15) Permitted in inactive elementary school facilities. The following criteria shall be considered:

- (a) Subsections a.i – viii of Note 14 – Uses in land use districts – Services.
- (b) Hours of operation.
- (c) Proposed signing.

(16) Other than administrative office use, each individual service use in NB Districts is limited to 5,000 square feet. Administrative office use is limited as follows: when located on the first floor of a building, administrative office use is limited to 5,000 square feet or 25 percent of the first floor footprint, whichever is less; when located above the first floor of a building, administrative office use is allowed without a limit on total aggregate square footage, so long as each individual administrative office use is limited to 5,000 square feet. In no event may administrative office uses exceed more than 50 percent of the total building square footage. Administrative conditional use approval is required for hours of operation between 12:00 midnight and 6:00 a.m. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: (a) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (b) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of City of Bellevue Ordinance No. 4422 are exempt from the ACUP requirements.

(17) Only travel agencies are permitted in NB Districts.

- (18) Rental services limited to truck, trailer and tool rentals are permitted in NB Districts with administrative conditional use approval, provided the site has two street frontages.
- (19) Auto repair and washing services are permitted with administrative conditional use approval only in NB sites that have two street frontages.
- (20) Personal services are permitted only when functionally integrated within a building or complex used primarily as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreational facility.
- (21) Uses are limited to neighborhood community police stations of 1,000 square feet or less.
- (22) Uses are limited to 1,000 square feet, except for protective functions which are limited to community police stations of 1,500 square feet or less.
- (23) No portion of a property on which a Secure Community Transition Facility is proposed to be located may be within 300 feet of the boundary of any land use district within which the SCTF use is prohibited. The required 300 feet shall be measured in accordance with the policy guidelines established by the Department of Social and Health Services pursuant to RCW 71.09.285(4), now or as hereafter amended.
- (24) Secure Community Transition Facilities are subject to the regulations for Secure Community Transition Facilities in LUC 20.20.750.
- (25) Primary and secondary educational facilities are an administrative conditional use in all land use districts; provided, that in all residential land use districts and the DNTN-R District a Conditional Use Permit is required for:
- (a) The siting of such educational facility on a site not previously developed with an educational facility; or
 - (b) The addition to or modification of a site previously developed with an educational facility where that addition or modification involves:
 - (i) An increase of 20 percent or more in the number of students occupying the school. The increase shall be measured against the number of students for which the school was designed prior to the addition or modification, without regard to temporary structures that may have been added to the site over time. If there is no information establishing the number of students for which the school was originally designed, then the increase shall be measured against the average number of students occupying the school in the three academic years immediately preceding the proposed addition or modification; or
 - (ii) A change in the age group of students occupying the school, or the addition of an age group where such age group was not previously served at the school, except that the addition of students younger than kindergarten age consistent with the definition of school in LUC 20.50.046 shall not be considered a change in the age group of students or an addition of an age group for purposes of this subsection. For purposes of this subsection, age group refers to elementary, middle, junior or high school, as defined and used by the school district operating the school; or
 - (iii) The addition of facilities or programs that may result in impacts not anticipated at the time the original school was developed, including, for example: development of lighted ballfields or the addition of lighting to existing ballfields; development of an exterior sound amplification system; development of fixed outdoor seating; or a proposal to increase the height of the facility pursuant to LUC 20.20.740.A.3.b.
- (26) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.
- (27) See LUC 20.20.190 for additional regulations.

(28) Boarding and commercial kennels are permitted as a subordinate use to a pet grooming or pet day care provided that the criteria of LUC [20.20.130](#) are met.

(29) Stand-alone emergency rooms shall not be permitted.

(30) Outdoor storage of materials is prohibited.

(31) Only car washing and detailing within a garage is allowed. No auto repair is allowed in the TOD district.

(32) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC [20.20.840](#) only if located within a structured parking area and not adjacent to any publicly accessible space.

Chart 20.10.440

Uses in land use districts

Transportation and Utilities – Residential Districts

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Chart 20.10.440

Uses in land use districts

| | | Transportation and Utilities – Nonresidential Districts | | | | | | | | | | | |
|-----------------------------------|---|--|--------|---|--|-----------------------|-------------------------------------|---|--|---------------------------------|--|--|--|
| STD LAND USE CODE REF | | Profes- sional Office | Office | Office/ Limite d Busi- ness | Office/ Limite d Busine ss 2 | Light Indus try | Gener al Com- mer- cial | Neigh- bor- hood Busi- ness | Neigh- bor- hood Mixed Use | Com- munity Busi- ness | Factoria Land Use District 1 | Factoria Land Use District 2 | Factoria Land Use District 3 |
| | LAND USE CLASSIFICATION | PO | O | OLB | OLB 2 | LI | GC | NB | NMU | CB | F1 | F2 | F3 |
| 4 | Transportation, Communications and Utilities | | | | | | | | | | | | |
| 41 | Rail Transportation: Right- of-Way, Yards, Terminals, Maintenance Shops | C | C | C | | C | C | C | C | C | C | C | C |

| | | | | | | | | | | | | | |
|-----------------|---|---------------|---------------|------------------|----------------------|---------------|---------------|---------------|-----------------------|---------------|---------------|---------------|---------------|
| 42 429 1 | Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters | | | | | P | P | | | P | P | | |
| 421 4 422 | Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (23) | | | | | P | C | | | | | | |
| 43 | Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance | C 11 | C 12 | C 12 | <u>C 12</u> | C 12 | C 12 | C 11 | | C 12 | C 12 | C 12 | C 12 |
| | Accessory Parking (6)(24) | P | P | P | <u>P</u> | P | P | P | <u>P</u> | P | P | P | P |
| 46 | Auto Parking: Commercial Lots and Garages (24) | | | C | <u>C 26</u> | C | C | | | C | C | C | C |
| | Park and Ride (5) (24) | C | C | C | <u>C</u> | C | C | C | <u>C</u> | C | C | C | C |
| 475 | Radio and Television Broadcasting Studios | P | P | P | <u>P</u> | P 10 | P 10 | | <u>P</u> | P | P | P | P |
| 485 | Solid Waste Disposal (19) | | | | | C | | | | | | | |
| | Highway and Street Right- of-Way (24) | P | P | P | <u>P</u> | P | P | P | <u>P</u> | P | P | P | P |
| | Utility Facility | C | C | C | <u>C</u> | C | C | C | <u>C</u> | C | C | C | C |
| | Local Utility System | P | P | P | <u>P</u> | P | P | P | <u>P</u> | P | P | P | P |
| | Regional Utility System | C | C | C | <u>C</u> | C | C | C | <u>C</u> | C | C | C | C |
| | On-Site Hazardous Waste Treatment and Storage Facility (7) | | | A | <u>A</u> | A | A | A | | A | A | A | A |
| | Off-Site Hazardous Waste Treatment and Storage Facility (8) | | | | | C | | | | | | | |
| | Essential Public Facility (20) | C | C | C | <u>C</u> | C | C | C | <u>C</u> | C | C | C | C |
| | Regional Light Rail Transit Systems and Facilities (25) | C/P | C/P | C/P | <u>C/P</u> | C/P | C/P | C/P | <u>C/P</u> | C/P | C/P | C/P | C/P |
| | Wireless Communication Facility (WCF): (without WCF Support Structures) | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | <u>14,16, 21</u> | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | <u>14, 16, 21</u> | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 |
| | Communication, Broadcast and Relay Towers Including | 14, 16 | 14, 16 | 14, 16 | <u>14, 16</u> | 14, 16 | 14, 16 | 14, 16 | <u>14, 16</u> | 14, 16 | 14, 16 | 14, 16 | 14, 16 |

| | | | | | | | | | | | | | |
|--|---------------------------------------|--------|--------|--------|---------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| | WCF Support Structures (Freestanding) | | | | | | | | | | | | |
| | Satellite Dishes (18) | P | P | P | <u>P</u> | P | P | P | <u>P</u> | P | P | P | P |
| | Electrical Utility Facility (22) | A/C 22 | A/C 22 | A/C 22 | <u>A/C 22</u> | A/C 22 | A/C 22 | A/C 22 | <u>A/C 22</u> | A/C 22 | A/C 22 | A/C 22 | A/C 22 |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Notes: Uses in land use districts – Transportation and Utilities¹

- (1) (Deleted by Ord. 5086).
- (2) Intentionally deleted.
- (3) Accessory parking is not permitted in residential land use districts as accessory to uses which are not permitted in these districts.
- (4) The location of an off-site parking facility must be approved by the Director of the Development Services Department. See LUC 20.25A.050H.
- (5) Park and Ride. A park and pool lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under LUC 20.20.200. Any other park and ride requires a Conditional Use Permit.
- (6) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC [20.10.440](#).
- (7) On-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 are only permitted as administrative conditional use approvals as a subordinate use to a permitted or special use. These facilities must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.
- (8) Off-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.
- (9) (Deleted by Ord. 5086).
- (10) These uses are permitted only if located in a multiple function building or complex.
- (11) Aircraft transportation is limited in these districts to government heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.

- (12) Aircraft transportation is limited in these districts to government and hospital heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.
- (13) Design Review approval, Part 20.30F LUC, or a Change of Use Permit is required to establish a commercial parking facility. Refer to LUC 20.25A.050E for additional development requirements.
- (14) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use. This note does not prohibit locating WCF: a) on any residential structure or undeveloped site in R-20 or R-30 Land Use Districts; or b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district.
- (15) Intentionally deleted.
- (16) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.
- (17) Intentionally deleted.
- (18) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.
- (19) Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.
- (20) Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities (EPF).
- (21) Antenna and associated equipment used to transmit or receive fixed wireless signals when located at a fixed customer location are permitted in all land use districts and are exempt from the requirements of LUC 20.20.010, 20.20.195 and 20.20.525 so long as the antenna and equipment comply with 47 C.F.R. 1.400, now or as hereafter amended. A building permit may be required to ensure safe installation of the antenna and equipment.
- (22) For the definition of electrical utility facility, see LUC 20.50.018, and for reference to applicable development regulations relating to electrical utility facilities, see LUC 20.20.255. For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC, complete an alternative siting analysis as described in LUC 20.20.255.D and comply with decision criteria and design standards set forth in LUC 20.20.255. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT.5a, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC and comply with decision criteria and design standards set forth in LUC 20.20.255.
- (23) Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.
- (24) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights-of-way, and is permitted through the applicable review process as a component of that use.
- (25) Refer to Part 20.25M LUC, Light Rail Overlay District, for specific requirements applicable to EPF defined as a regional light rail transit facility or regional light rail transit system pursuant to LUC 20.25M.020. A conditional use permit is not required when the City Council has approved a regional light rail transit facility or regional light rail transit system by resolution or ordinance, or by a development agreement authorized by Chapter 36.70B RCW and consistent with LUC 20.25M.030.B.1.
- (26) Auto parking, commercial lots and garages are only allowed in the OLB 2 District if they are west of 142nd Avenue SE.

Chart 20.10.440

Uses in land use districts

Wholesale and Retail – Residential Districts

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Chart 20.10.440

Uses in land use districts

| | | Wholesale and Retail – Residential Districts | | | | | | | | | | | |
|-----------------------|-----------------------------------|--|--------|-------------------------|----------------------------------|----------------|--------------------|-----------------------|-------------------------------|--------------------------|------------------------------|------------------------------|------------------------------|
| STD LAND USE CODE REF | | Professional Office | Office | Office/Limited Business | <u>Office/Limited Business 2</u> | Light Industry | General Commercial | Neighborhood Business | <u>Neighborhood Mixed Use</u> | Community Business (36*) | Factoria Land Use District 1 | Factoria Land Use District 2 | Factoria Land Use District 3 |
| | LAND USE CLASSIFICATION | PO | O | OLB | <u>OLB 2</u> | LI | GC | NB (5) | <u>NMU</u> | CB | F1 | F2 | F3 |
| 5 | Trade (Wholesale and Retail) (39) | | | | | | | | | | | | |
| 51 | Wholesale Trade: General | | | | | P | P | | | | | | |

| | | | | | | | | | | | | | |
|--|--|--|--|------|-----------------|---------|---|---|----------|---|---|--|--|
| | Merchandise, Products, Supplies, Materials and Equipment except the following: (1) | | | | | | | | | | | | |
| 511 1 515 6 515 7 519 1 519 2 | Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2) | | | | | P | C | | | | | | |
| 519 3 | Scrap Waste Materials, Livestock | | | | | | | | | | | | |
| | Recycling Centers | | | | | P | P | P | <u>P</u> | P | P | | |
| 521 522 523 524 | Lumber and Other Bulky Building Materials Including Preassembled Products (3) | | | | | P 35 | P | | | P | P | | |
| 525 1 | Hardware, Paint, Tile and Wallpaper (Retail) | | | | <u>P</u> | S 35 | P | P | <u>P</u> | P | P | | |
| 525 2 | Farm Equipment | | | | | P 35 | | | | | | | |
| 53 | General Merchandise: Dry Goods, Variety and Dept. Stores (Retail) | | | | <u>P</u> | | | | <u>P</u> | P | P | | |
| 54 | Food and Convenience Store (Retail) (27) | | | | <u>P</u> | | P | P | <u>P</u> | P | P | | |
| 551 1 | Autos (Retail) | | | P 6 | <u>42</u> | A 4, 35 | P | | | C | C | | |
| | Trucks, Motorcycles, Recreational Vehicles (Retail) | | | P 25 | <u>P 25, 42</u> | P 7, 35 | P | | | | | | |

| | | | | | | | | | | | | | |
|----------|---|--|------|------|-------------|--------------|------|----------|-------------|------|------|------|------|
| | Boats (Retail) | | | | <u>42</u> | P 35 | P | | | | | | |
| 552 | Automotive and Marine Accessories (Retail) | | | | | P 35 | P | | | P | P | | |
| 553 | Gasoline Service Stations (40)(<u>34</u>) | | | A 34 | <u>A</u> | P 34, 35 | P | P | <u>P</u> | P | P | A 34 | A 34 |
| 56 | Apparel and Accessories (Retail) | | | S | <u>P</u> | | P | | <u>P</u> | P | P | S | S |
| 57 | Furniture, Home Furnishing (Retail) | | | | <u>P</u> | P 11, 35 | P | | <u>P</u> | P | P | | |
| 58 | Eating and Drinking Establishments (37) | | P 13 | P 14 | <u>P 28</u> | P 15, 29, 35 | P | P 16, 28 | <u>P 28</u> | P | P | P 14 | P 14 |
| 59 | Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies | | P 17 | S | <u>P</u> | | P | P 19 | <u>P</u> | P | P | S | S |
| | Adult Retail Establishments (31) | | | S | | | | | | P | P | S | S |
| 59 | Marijuana Retail Outlet | | | | | | A 41 | | | A 41 | A 41 | | |
| 596 1 | Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail) | | | | | P 35 | P | | | | | | |
| 596 | Retail Fuel Yards | | | | | P 35 | P | | | | | | |
| 599 6 | Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools | | | | | P 35 | P | P 20 | | P 20 | P 20 | | |
| 599 9 | Pet Shop (Retail and Grooming) | | | | <u>P</u> | P 26, 35 | P 26 | P | <u>P</u> | P | P | | |
| | Computers and Electronics (Retail) | | | | <u>P</u> | P 12, 35 | P 12 | | <u>P</u> | P | P | | |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Notes: Uses in land use districts – Wholesale and Retail

- (1) Wholesale trade includes sales offices for these goods.
- (2) Wholesale trade of motor vehicles, primary and structural metals, and bulk petroleum includes sales offices for these goods and excludes tank farms.
- (3) Bulk retail includes sales offices for these goods.
- (4) Automobile (retail) is subject to the decision criteria in LUC 20.20.135.
- (5) Each individual wholesale and retail use in NB Districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: 1) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and 2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of the ordinance codified in this chapter are exempt from the ACUP requirements.
- (6) Retail auto sales are permitted only in the following locations:
 - a. The west side of 116th Avenue NE between NE 8th Street and the SE 8th Street off-ramp from northbound I-405;
 - b. Along SE 36th Street west of the ravine located at the approximate alignment of 133rd Avenue SE and east of 132nd Avenue SE; and
 - c. West of 148th Avenue SE between SE Eastgate Way and Bellevue College, on properties fronting wholly or partially on 148th Avenue SE. Retail auto sales located in this area shall be subject to design review per Part 20.30F LUC, which shall in particular address and control spillover lighting, and associated vehicle inventory storage shall predominantly occur within a building or buildings. Transition area landscape buffers consistent with LUC 20.25B.040.C shall be provided along interior property lines that abut properties located within OLB and LI land use districts.
- (7) Motorcycle (retail) requires administrative conditional use approval in LI Districts.
- (8) (Deleted by Ord. 5089).
- (9) (Deleted by Ord. 5089).
- (10) (Deleted by Ord. 5089).

- (11) Furniture and home furnishings are limited to uses with on-site warehousing in LI Districts.
- (12) Computer supplies are permitted as a subordinate use to computer sales in LI and GC Districts.
- (13) Eating and drinking establishments are excluded in transition areas in O Districts.
- (14) Eating and drinking establishments are permitted in the OLB, F2 and F3 Districts subject to the following criteria:
 - (a) Such uses are physically integrated within a structure primarily used as a hotel or motel; office building; charitable, social, professional and labor organization; fraternal lodge; recreational facility or institution such as a public assembly (indoor).
 - (b) Such uses do not exceed 20 percent of the gross floor area of the structure or structures.
 - (c) The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns.
- (15) Eating and drinking establishments are permitted in LI Districts only if located in a multiple function building or complex.
- (16) Eating and drinking establishments may include liquor sales only if operated under a Class A or C liquor license issued by the Washington State Liquor Control Board. Eating and drinking establishments with other classes of liquor licenses require administrative conditional use approval.
- (17) Other retail trade is limited to drugstores only in O Districts.
- (18) Intentionally deleted.
- (19) Except for drugstores, all miscellaneous retail uses combined cannot exceed 10,000 square feet and each individual use cannot exceed 3,000 square feet.
- (20) Garden supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in NB, CB, F1 and Downtown-MU Districts.
- (21) Limited to a maximum of 1,500 gross square feet per establishment.
- (22) Limited to a maximum of 3,000 gross square feet per establishment, except for food, retail.
- (23) Nonresidential uses are permitted in Downtown-R Districts only when developed within the same project limit and simultaneously with an equal or greater amount of floor area devoted to residential uses.
- (24) No on-site outdoor display or inventory storage.
- (25) Only retail sales of motorcycles is a permitted use and outdoor storage is prohibited.
- (26) Only pet grooming is permitted in the LI and GC Districts.
- (27) Food and convenience stores (retail) must contain at least 75 percent square footage of retail food sales not for consumption on premises.
- (28) Drive-in windows are not permitted.
- (29) No more than one eating and drinking establishment is permitted in any building.

- (30) Limited to a maximum of 15,000 gross square feet per establishment or up to 25,000 gross square feet through a conditional use.
- (31) Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (32) (Reserved).
- (33) (Deleted by Ord. 5089).
- (34) Gasoline service stations may include subordinate convenience stores.
- (35) Any business which combines two or more permitted retail sales uses and also includes subordinate retail sales uses shall be limited in size to 50,000 square feet.
- * (36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, Evergreen Highlands, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton; provided, that in CB Districts in the Wilburton Subarea, retail uses may be allowed to exceed 100,000 gross square feet through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that (a) address the potential impacts of that scale of retail use, and (b) are consistent with the vision of Comprehensive Plan Policy S-WI-3 regarding the creation of a “retail village” on the commercial area west of 120th Avenue NE.
- (37) Microbrewery manufacturing is permitted subordinate to an eating and drinking establishment; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.
- (38) Eating and drinking establishments and retail uses are permitted in the Downtown-OLB District, provided the following criteria are met:
 - (a) The uses are functionally integrated within a building or complex primarily used as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreation facility.
 - (b) The uses do not exceed 30 percent of the total floor area of the building or complex.
 - (c) Each individual retail use is limited to 15,000 gross square feet in area.
 - (d) The entire complex achieves a unity of design through the use of similar exterior building materials, colors, and window patterns.
- (39) All wholesale and retail uses, which offer shopping carts to customers, shall (a) designate a shopping cart containment area as defined in BCC 9.10.010; (b) display signage around shopping cart corrals and at the perimeter of the shopping cart containment area that provides notice that unauthorized removal of a shopping cart from the premises constitutes theft under RCW 9A.56.270 and unauthorized abandonment of a shopping cart more than 100 feet away from the parking area of a retail establishment or shopping cart containment area is a Class 3 civil infraction as defined in RCW 7.80.120; and (c) display information on each shopping cart that is consistent with the labeling requirements of RCW 9A.56.270 and includes a 24-hour toll-free phone number to report abandoned shopping carts. Abandoned shopping carts or shopping carts located outside of a shopping cart containment area constitute a public nuisance under BCC 9.10.030(H) and may be abated through the provisions of Chapter 1.18 BCC.
- (40) Battery Exchange Stations are ancillary to Gasoline Service Stations, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.
- (41) See LUC 20.20.535 for general development requirements for marijuana uses.

(42) In the OLB 2 District, retail auto, truck, RV and boat showrooms may be allowed through a development agreement. No outdoor storage of autos, trucks, boats and RVs is allowed.

(43) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space